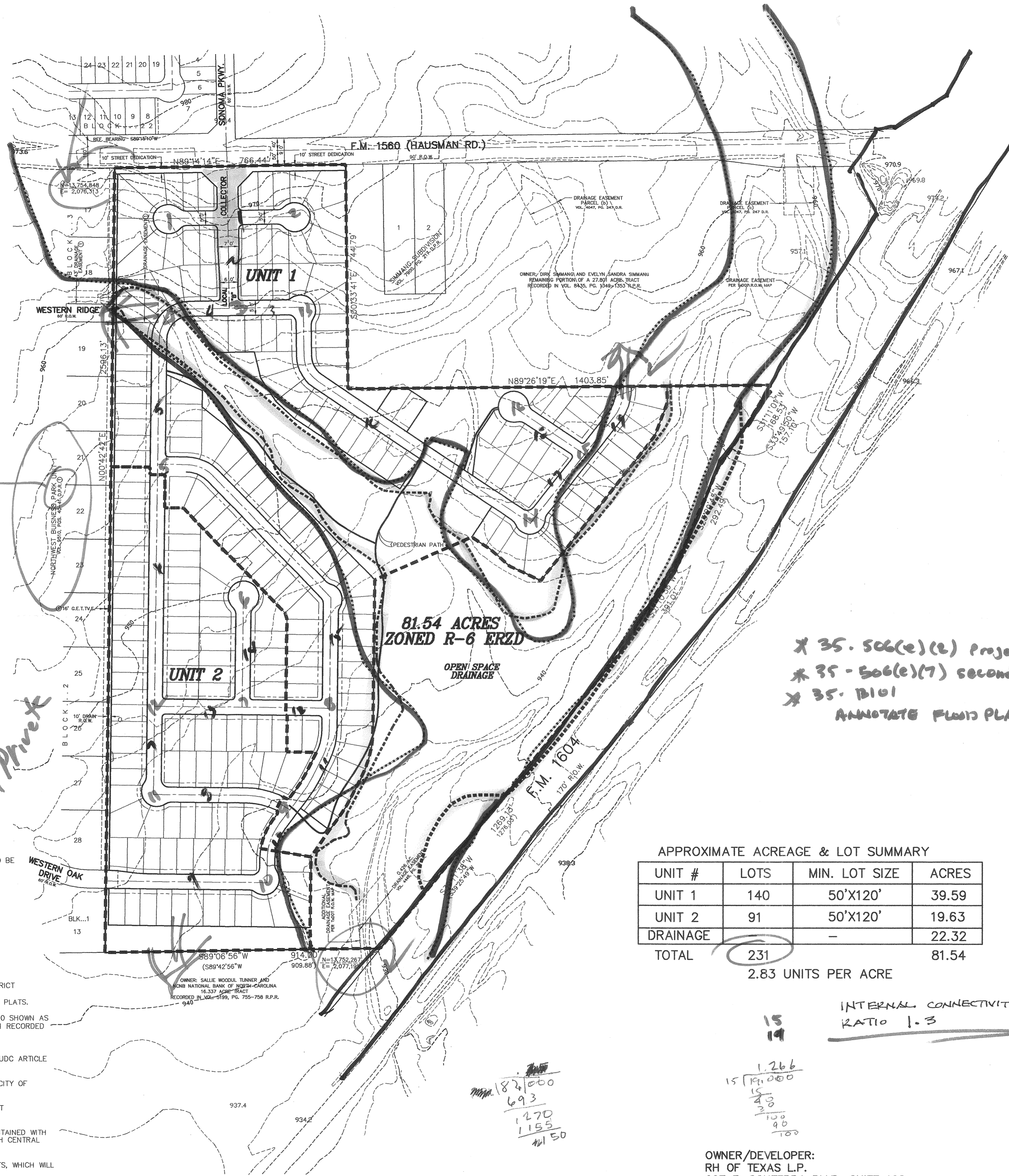


LOCATION MAP

Very  
Public/Private

NOTES

1. WATER SERVICE TO BE PROVIDED BY SWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS AND TO BE INSTALLED ALONG FRONT OF LOTS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN TWO PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. BEARING REFERENCE SOURCE IS THE NORTH R.O.W. LINE OF F.M. 1560 SHOWN AS S89°15'10"W ON THE PLAT OF SONOMA RANCH II SUBDIVISION UNIT 11 RECORDED IN VOLUME 9561, PAGE 127 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO AND IS ZONED R-6 ERZD.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°16'24".
17. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.



1.266  
15 19.000  
15  
1270  
1153  
421.50

\* 35.506(e)(2) Projection  
\* 35.506(e)(7) secondary  
\* 35.1101  
ANNOTATE FLOOD PLAIN

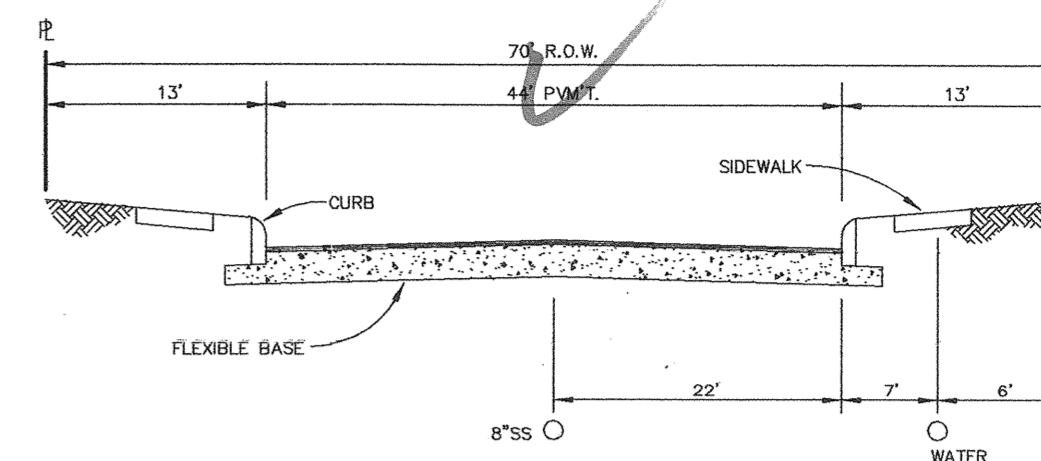
APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 1	140	50'X120'	39.59
UNIT 2	91	50'X120'	19.63
DRAINAGE			22.32
TOTAL	231		81.54

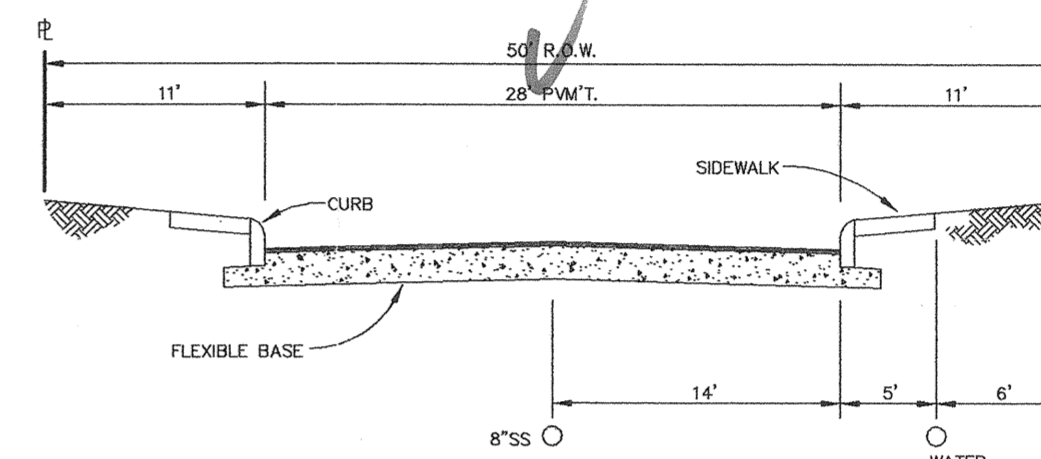
2.83 UNITS PER ACRE

INTERNAL CONNECTIVITY  
RATIO 1.3

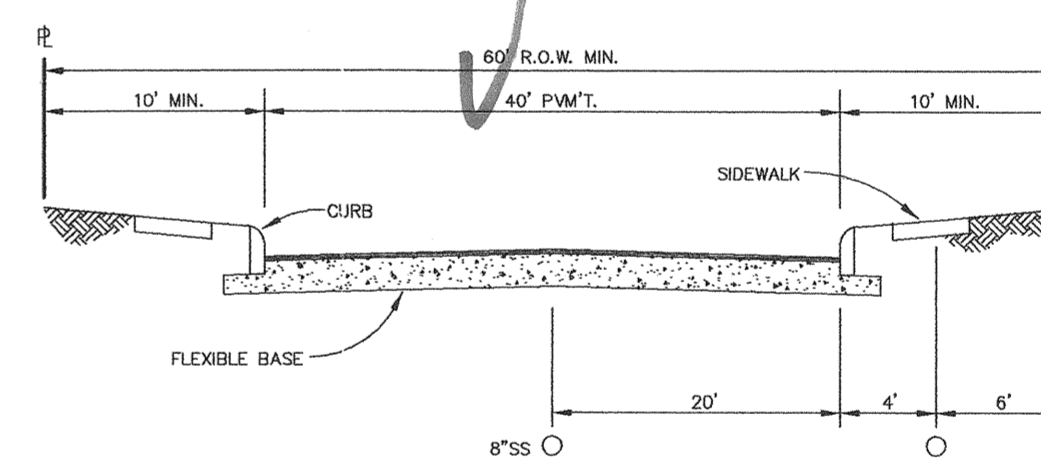
OWNER/DEVELOPER:  
RH OF TEXAS L.P.  
607 E. SONTERRA BLVD. SUITE 108  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 496-8030



COLLECTOR  
NOT TO SCALE



LOCAL "A"  
NOT TO SCALE



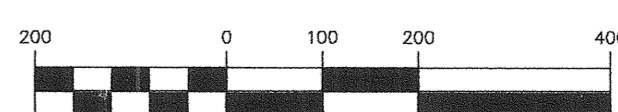
LOCAL "B"  
NOT TO SCALE

LEGEND

- PHASE LINE
- ② PHASE NUMBER
- - - EXISTING 100 YEAR FLOOD LINE
- 975 - EXISTING CONTOUR



GRAPHIC SCALE

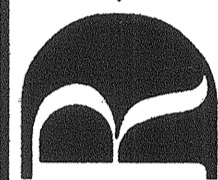


( IN FEET )  
1 inch = 200 ft.

81.54 TOTAL ACRES  
THIS MDP WAS PREPARED ON JUNE 24th, 2005

REVISED:

Denham-Ramones Engineering  
and Associates, Inc.



12861 Park Central, Suite 1390  
San Antonio, TX 78216

MASTER DEVELOPMENT PLAN

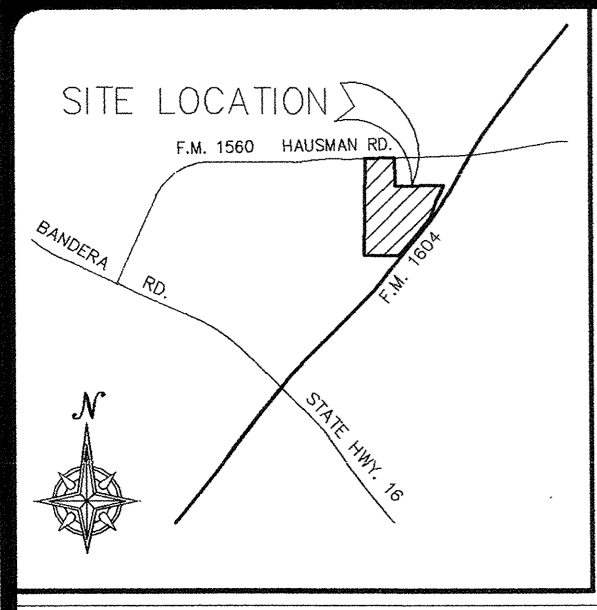
for

THE ENCLAVE AT HAUSMAN

JOB # 050011.00  
DWG FILE: \_\_\_\_\_  
DATE: 06/24/05  
DESIGN: \_\_\_\_\_  
DRAWN: J.M.M.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1

MDP# 869

0109

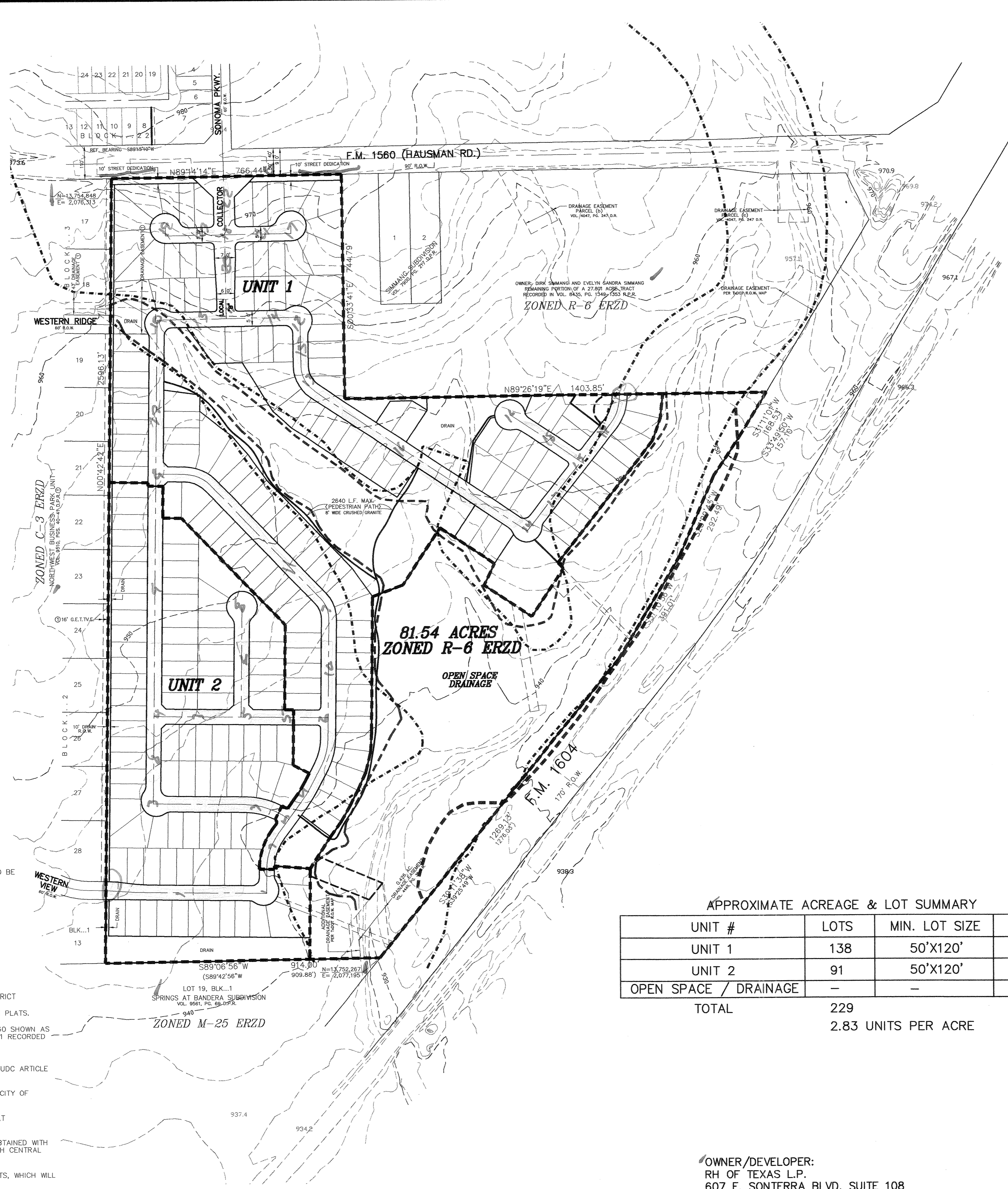


LOCATION MAP

Connectivity 83 =  
23 / 19 = 1.21

NOTES

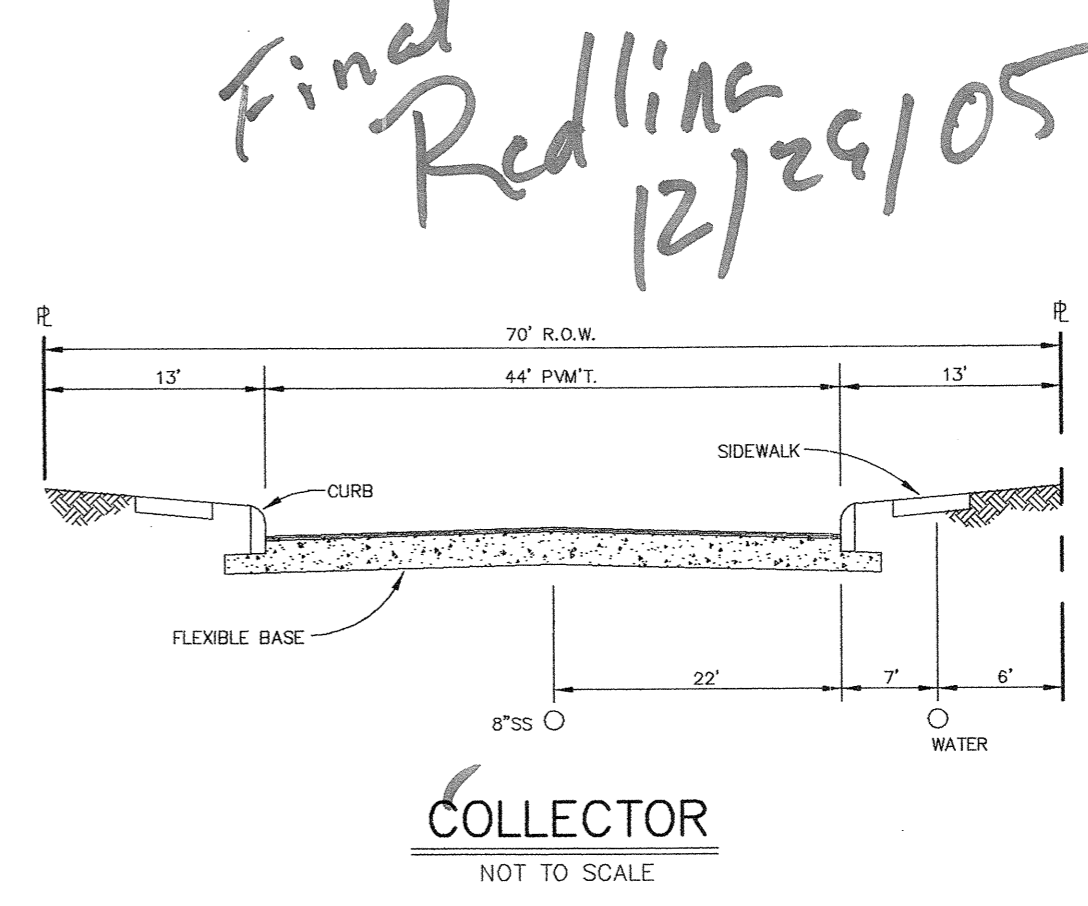
1. WATER SERVICE TO BE PROVIDED BY SAWS
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3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS AND TO BE INSTALLED ALONG FRONT OF LOTS.
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14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO AND IS ZONED R-6 ERZD.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 0016°24'.
17. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.



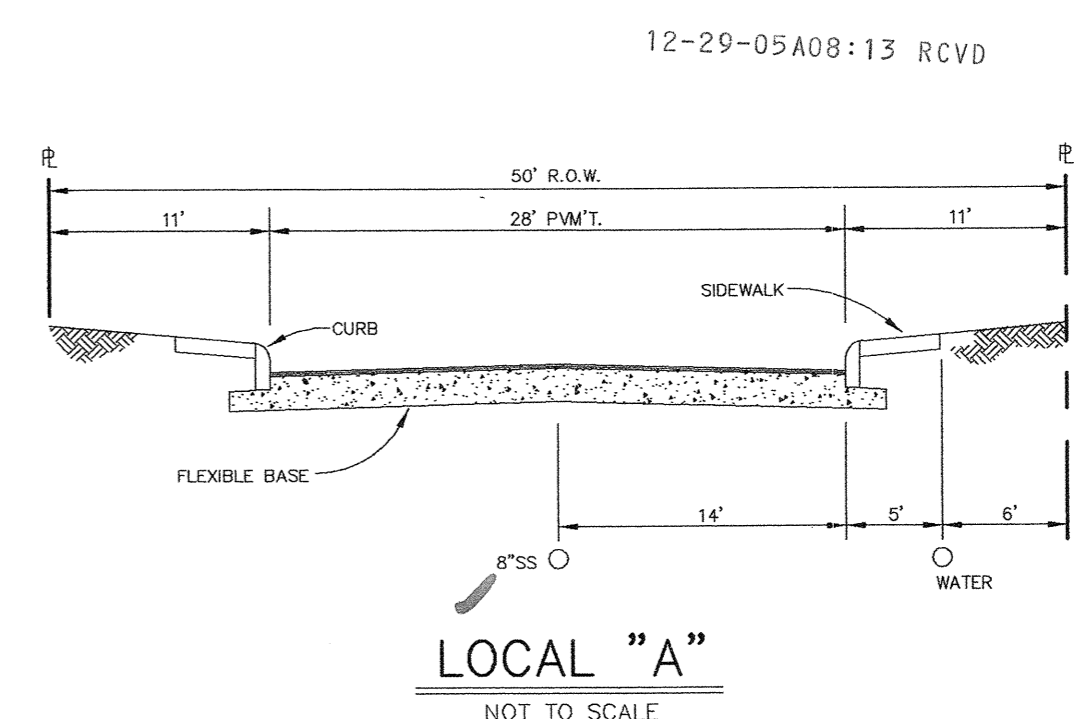
APPROXIMATE ACREAGE & LOT SUMMARY			
UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 1	138	50'X120'	39.96
UNIT 2	91	50'X120'	19.56
OPEN SPACE / DRAINAGE	-	-	22.02
TOTAL	229		81.54

2.83 UNITS PER ACRE

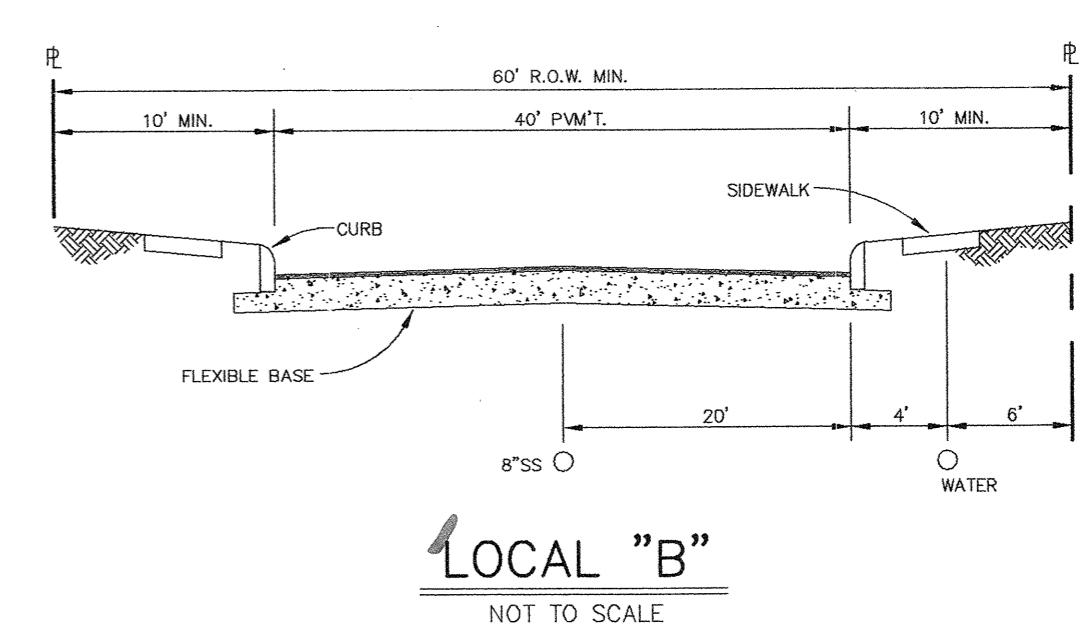
OWNER/DEVELOPER:  
RH OF TEXAS L.P.  
607 E. SONTERRA BLVD. SUITE 108  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 496-8030



COLLECTOR  
NOT TO SCALE

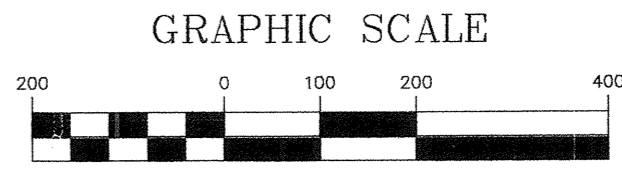


LOCAL "A"  
NOT TO SCALE



LOCAL "B"  
NOT TO SCALE

- LEGEND
- PHASE LINE
  - (2) PHASE NUMBER
  - - - - - EXISTING 100 YEAR FLOOD LINE
  - EXISTING CONTOUR



81.54 TOTAL ACRES

THIS MDP WAS PREPARED ON JUNE 24th, 2005

REVISED:  
10/20/2005 UPDATED SOUTH ADJONER  
& ADJOINING ZONING

Denham-Ramones Engineering  
and Associates, Inc.

(210) 496-3100 Office  
(210) 496-3122 Fax

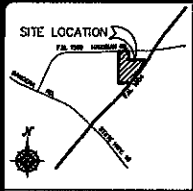
12961 Park Central, Suite 1390  
San Antonio, TX 78216

MASTER DEVELOPMENT PLAN

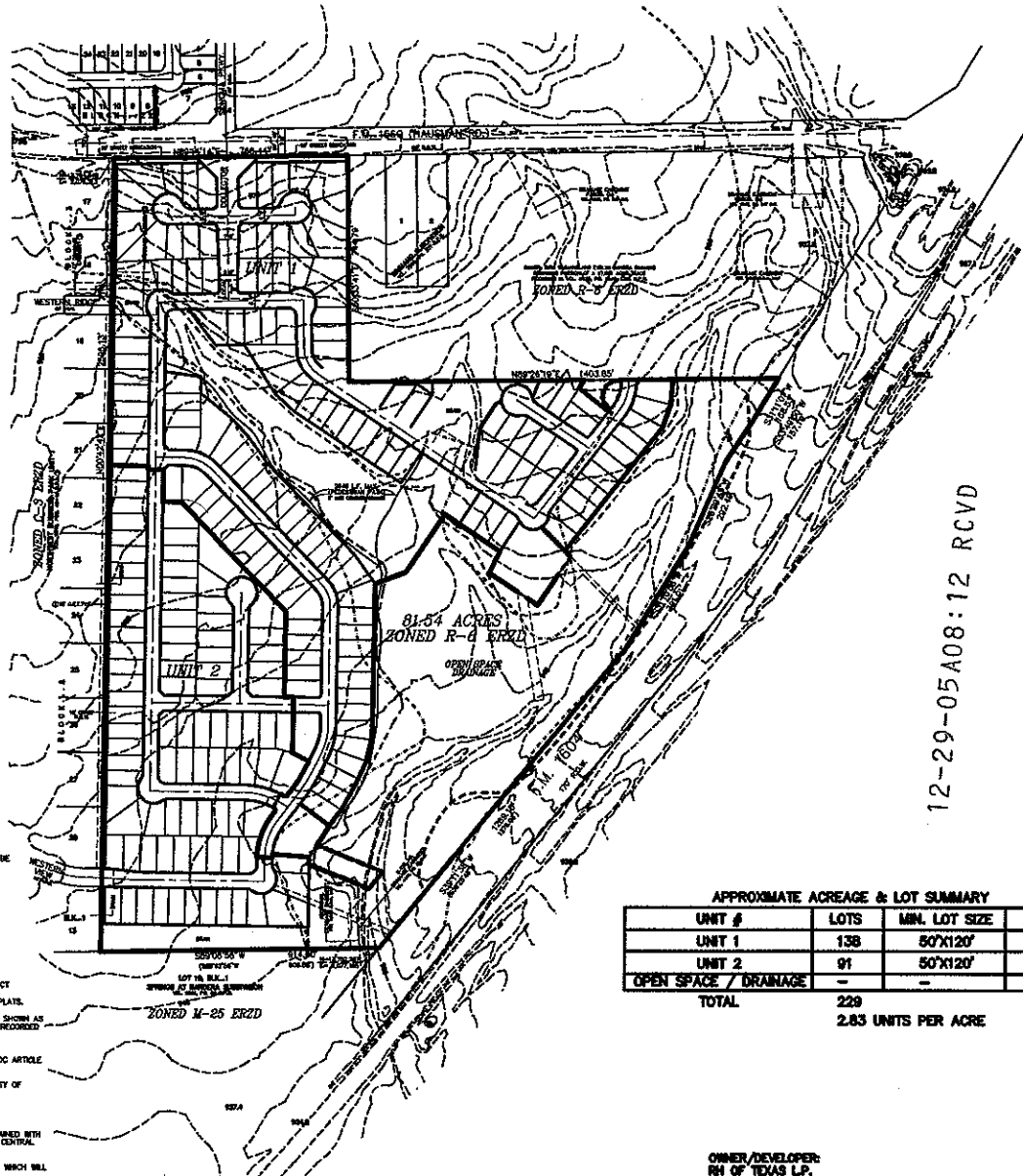
for

THE ENCLAVE AT HAUSMAN

JOB # 050011.00  
DWG FILE: \_\_\_\_\_  
DATE: 06/24/05  
DESIGN: \_\_\_\_\_  
DRAWN: J.M.M.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF 1



LOCATION MAP



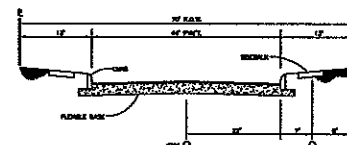
NOTES

1. WATER SERVICE TO BE PROVIDED BY SANS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS AND TO BE INSTALLED ALONG FRONT OF LOTS.
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11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS
12. BEARING REFERENCE SOURCE IS THE NORTH BOUNDARY LINE OF F.M. 1480 SHOWN AS CONTINUED ON THE PLAT OF SOROKA RANCH II SUBDIVISION UNIT 11 RECORDED IN VOLUME 4051, PAGE 127 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
13. SIGNAGE WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 36-506(c).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MAP IS LOCATED IN CITY OF SAN ANTONIO AND IS ZONED R-4 EXD.
15. TYPICAL RADIUS FOR VEHICLE SAG AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH COULIN POSITIONING RECEIVER, DATUM IS NAD 83 (NAD83), SOUTH CENTRAL ZONE, ROTATION GRID TO PLAT IS 90°18'24".
17. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE REQUIREMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

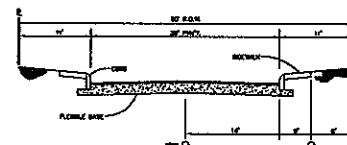
UNIT #	LOTS	MIN. LOT SIZE	ACRES
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UNIT 2	91	50'X120'	19.56
OPEN SPACE / DRAINAGE	—	—	22.02
TOTAL	229		81.54

2.83 UNITS PER ACRE



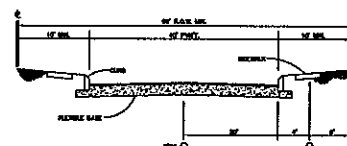
COLLECTOR

NOT TO SCALE



LOCAL "A"

NOT TO SCALE



LOCAL "B"

NOT TO SCALE

LEGEND

- PHASE LINE
- PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR



GRAPHIC SCALE



81.54 TOTAL ACRES

THIS MAP WAS PREPARED ON JUNE 24th, 2005

OWNER/DEVELOPER:  
RM OF TEXAS L.P.  
607 E. SONTERRIA BLVD. SUITE 100  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 496-9030

MASTER DEVELOPMENT PLAN  
for  
THE ENCLAVE AT HAUSMAN

JOB # 050011.00  
DWG FILE:  
DATE: 06/24/05  
DESIGN:  
DRAWN: JLM  
CHECKED:  
SHEET 1 OF 1

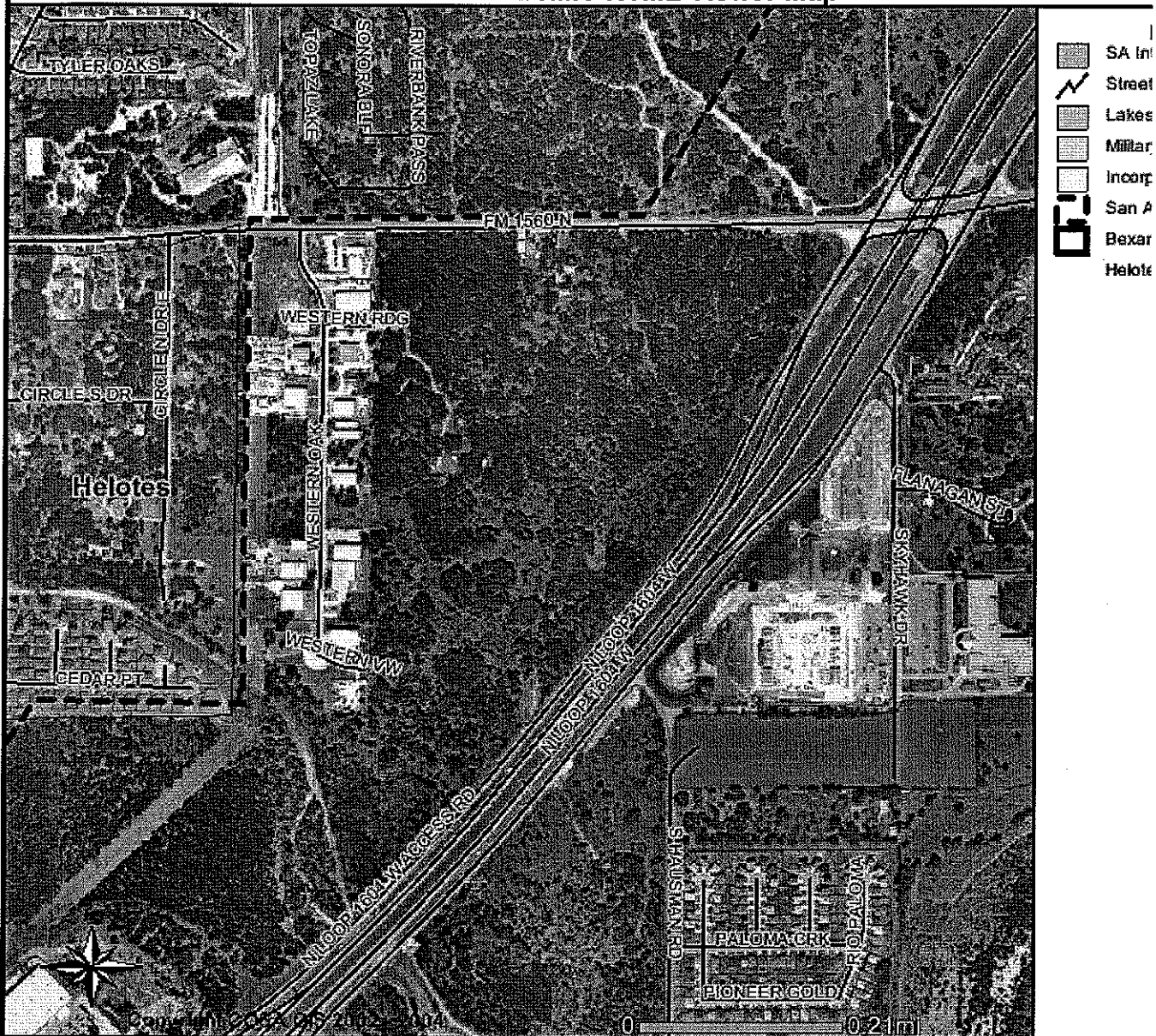
REVISED: 06/24/05 (REVISED SOUTH ALIGNED & REBUILT ZONE)

Designer: Parsons Engineering and Architecture, Inc.  
10000 North Loop West, Suite 100  
Houston, Texas 77057  
Phone: (281) 460-0000  
Fax: (281) 460-0001



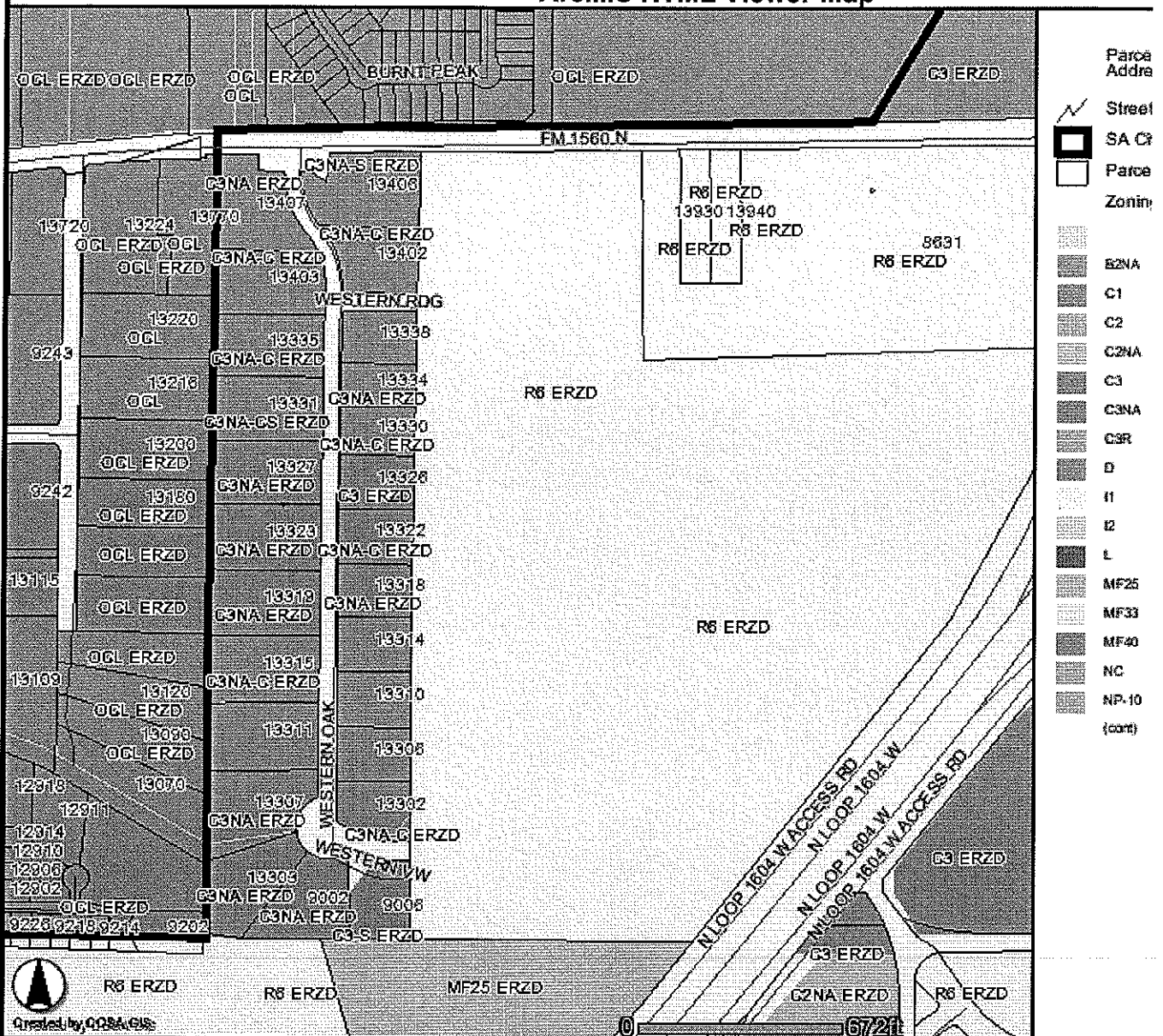
Enclave  
@ Hansman

## ArcIMS HTML Viewer Map



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any damages, direct or indirect, arising from the use of the information or data furnished. The City shall assume no liability for any actions taken or not taken by the user in reliance upon any information or data furnished.

# ArcIMS HTML Viewer Map



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**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: JUNE 30, 2005

<b>Case Manager:</b> Robert Lombroso, Planner II (Even File number) (210) 207-5014, rlombroso@sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>
--	---------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Rural Development (RD)                                    |   |
| <input type="checkbox"/> Farm and Ranch (FR)                                       |   |
| <input type="checkbox"/> Mix Light Industrial (MI-1)                               |   |

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or**

Project Name: THE ENCLAVE AT HAUSMAN

Owner/Agent: RH OF TEXAS L.P. Phone: 496-8030 Fax: \_\_\_\_\_

Address: 607 E. SONTERRA BLVD. SUITE 108, S.A. TX Zip code: 78258

Engineer/Surveyor: DENHAM-RAMONES ENG. Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO, TX Zip code: 78216

Contact Person Name: GARY R. BALBAUGH E-mail: BALBAUGH@SATERR.COM

February 23, 2004

DEVELOPMENT SERVICES  
-6 P. 3:37



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: JUNE 30, 2005

<b>Case Manager:</b> Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano@sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>
--	---------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
    ☐ Urban Development (UD)      ☐ Rural Development (RD)  
    Farm and Ranch (FR)      ☐ Mix Light Industrial (MI-1)  
☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: THE ENCLAVE AT HAUSMAN  
Owner/Agent: RH OF TEXAS L.P. Phone: 496-8030 Fax: \_\_\_\_\_  
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Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO, TX Zip code: 78216  
Contact Person Name: GARY R. BALBAUGH E-mail: BALBAUGH@SATKRR.COM  
February 23, 2004



# Disability - Yes Disability

City of San Antonio  
Development Services Department  
Master Development Plan



Approved  
7-15-05

## REQUEST FOR REVIEW

### Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |

Public Hearing ☒ Yes ☐ No  
☒ Major ☐ Minor

Date: JULY 5, 2005

(Check One)

Project Name: ENCLAVE AT HAUSMAN

File# \_\_\_\_\_

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL SUITE 1390, SAN ANTONIO, TX Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY R. BALBAUGH

E-mail: BALBAUGHG@SATX.RR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES

2005 JUL - 6 P 3 38



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☒ Yes ☐ No  
☒ Major ☐ Minor

Date: JULY 5, 2005

(Check One)

Project Name: ENCLAVE AT HAUSMAN

File# \_\_\_\_\_

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO, TX Zip code: 78216

Phone: 495-8100 Fax: 495-3122

Contact Person Name: GARY R. BALBAUGH

E-mail: BALBAUGH@SATA.PR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

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February 23, 2004

Page 1 of 2

DEVELOPMENT SERVICES

2005 JUL - 4 P 3:38

SAN ANTONIO WATER SYSTEM  
ACQUISITION STUDIES

2005 JUN 12 A 9:35

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the \_\_\_\_\_ Enclave at Hausman MDP #? \_\_\_\_\_ was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

Additional Comments:

\_\_\_\_\_  
Impervious cover of 70% or less needed to maintain Category 1 status.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☒ Yes ☐ No  
☒ Major ☐ Minor

Date: JULY 5, 2005

(Check One)

Project Name: ENCLAVE AT HAUSMAN

File#

Engineer/Surveyor: DENHAM-RAMONES ENG.

Address: 12961 PARK CENTRAL SUITE 1390, SAN ANTONIO, TX Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY R. BALBAUGH E-mail: BALBAUGH@SATX.PR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Development Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES

2005 JUL -6 P 3:38

SAN ANTONIO WATER SYSTEM  
ACQUIRER STUDIES

2005 JUL 12 A 9:35

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the \_\_\_\_\_ Enclave at Hausman MDP #? \_\_\_\_\_ was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

Additional Comments:

\_\_\_\_\_  
Impervious cover of 70% or less needed to maintain Category 1 status.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Karl M. Meyer  
Signature

Manager  
Title

8-18-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

81.54 ACRES IN NCB 14867

Existing zoning: R-6 ERZD

Proposed zoning: —

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: PH 1 = 140 LOTS, PH. 2 = 91 LOTS

Total Number of lots: 231 divided by acreage: 81.54 = Density: 2.83 4/4

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8 School District: NISD Ferguson map grid: 513-B-8

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? NO

Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name NO No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

DEV. SERVICES  
2005 JUL -6 P 3:37

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the ENCLAVE AT HAUSMAN Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: GARY R. BALBAUGH Signature: *Gary R. Balbaugh*

Date: 7-5-05 Phone: 495-3100 Fax: 495-3122

E-mail: BALBAUGHG@SATX.RR.COM

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5

DEV. SERVICES  
2005 JUL -6 PM 3:38



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
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☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☒ Yes ☐ No

☒ Major ☐ Minor

Date: 10-20-05

(Check One)

Project Name: THE ENCLAVE AT HAUSMAN File# \_\_\_\_\_

Engineer/Surveyor: DENHAM - RAMONES ENG.

Address: 12961 PARK CENTRAL, #1390, SATX Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGH@SATX.RD.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division  
Request for Review form (attached) for respective departments or agencies

## **REQUEST FOR REVIEW**

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks – Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### **City of San Antonio Development Services Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval**

☐ **I do not recommend approval**

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature**

**Title**

**Date**

**Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.**

February 23, 2004

Page 2 of 2



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombrano@sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
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☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☒ Yes ☐ No  
☒ Major ☐ Minor

Date: JULY 5, 2005

(Check One)

Project Name: ENCLAVE AT HAUSMAN

File# \_\_\_\_\_

Engineer/Surveyor: DENHAM-RAMONES ENG.

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO, TX Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY R. BALBAUGH E-mail: BALBAUGH@SATX.RR.COM

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

# TIA - Yes

**Ernest Brown**

---

**From:** Richard Chamberlin  
**Sent:** Tuesday, August 16, 2005 4:35 PM  
**To:** 'Paul W. Denham'  
**Cc:** William Burrus; 'Steven Hanan'; 'Luis Ramones'; Ernest Brown  
**Subject:** RE: Enclave at Hausman MDP Fire Department/Street Tie

Paul,

I spoke to William Burrus concerning the dead-end Western Ridge. The City is not requiring any turnaround for Western Ridge for fire access to the existing commercial structures. The TIA division also does not recommend the continuation of Western Ridge into the proposed MDP for traffic reasons.

Please find attached the approval for the MDP from the TIA Division. Thanks.

Richard Chamberlin, P.E.  
TIA/Streets Engineer  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507  
[rchamberlin@sanantonio.gov](mailto:rchamberlin@sanantonio.gov)

-----Original Message-----

**From:** Paul W. Denham [mailto:[denhamp@satx.rr.com](mailto:denhamp@satx.rr.com)]  
**Sent:** Tuesday, August 16, 2005 3:17 PM  
**To:** Richard Chamberlin  
**Cc:** William Burrus; 'Steven Hanan'; 'Luis Ramones'  
**Subject:** Enclave at Hausman MDP Fire Department/Street Tie

Richard, thanks for your meeting concerning the above MDP. Steve Hanan has had a quick discussion with William Burrus and he had an opinion favorable to not having to tie-in the street stub to Western Ridge. William said to set up a meeting with you, and 'whoever' in fire department you talked to, himself and us to discuss this situation. He said that we would NOT have to solve an existing problem and he saw no reason to require the street connection. William said he would like to be in meeting.

Can you arrange? We will work around you if at all possible. Thanks.

Paul

8/16/2005

## Gary Balbaugh

**From:** Patricia Wallace [PWallace@sanantonio.gov]  
**Sent:** Sunday, October 16, 2005 1:49 PM  
**To:** Gary Balbaugh  
**Cc:** Michael Herrera  
**Subject:** RE: Enclave at Hausman MDP

I've had an opportunity to speak with Richard. He and Michael Herrera agreed that an administrative exception could be sought at the time of Platting to not extend Western Ridge Road into this development.

However, the projection of the roadway to the south has not been resolved. In addition, please indicate the zoning on the MDP which I believe is R6 to the north and south and C3 to the west.

\*\*\*\*\*

Trish Wallace, AICP  
City of San Antonio  
Development Services, MDP Division  
(210) 207-7207

ADJACENT ZONING NOW ON MDP  
AREA TO THE SOUTH HAS BEEN  
PLATTED AND IS AN EXISTING APARTMENT  
COMPLEX

deey.

2005 OCT 20 P 3:03

DEV SERVICES

**CITY OF SAN ANTONIO**  
**Development Services Department**

**Interdepartmental Correspondence Sheet**

**TO:** Michael Herrera – Development Services MDP Division  
**FROM:** Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** Enclave at Hausman MDP (Level 1 TIA), 2005TIA0851  
**DATE:** August 16, 2005

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Enclave at Hausman MDP Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Enclave at Hausman Development is located on the south side FM 1560 (Hausman Road) west of Loop 1604 in San Antonio. The proposed development consisting of 81 acres is proposed to be developed with 235 single-family residences. The Enclave at Hausman is estimated to generate 181 AM peak hour trips and 240 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Enclave at Hausman Development, MDP, at no cost to the City of San Antonio:

- Construct a westbound left-turn lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, on FM 1560 Hausman Road at the entrance to the residential subdivision.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage,

landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

- **It should be understood that the submitted TIA concurrent with the proposed The Enclave at Hausman MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.  
Engineer  
Development Services TIA Division

ID 2005TIA0851

## Ernest Brown

---

**From:** Marc Courchesne  
**Sent:** Friday, July 15, 2005 8:14 AM  
**To:** Ernest Brown; Richard Chamberlin; Marc Courchesne; 'balbaughg@satx.rr.com'  
**Subject:** Enclave @ Hausman, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of the Enclave @ Hausman, MDP. In order to expedite the approval of this MDP, please provide the following:

- Western Ridge needs to be addressed with either a cul-de-sac (fire turn around) or connection.

Note: Left turn lane will be required at platting.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

*Zoning - Yes*

Ernest Brown

---

**From:** Christopher Looney  
**Sent:** Tuesday, August 09, 2005 9:42 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Ernest Brown; Robert Lombrano; Michael Herrera  
**Subject:** The Enclave at Hausman MDP

The Enclave at Hausman MDP

**Zoning: Approved**  
**R-6 ERZD**

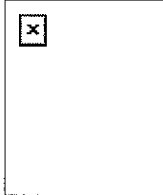
Thank you.

*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

Ismael Segovia

*Trees - Y/C*

**From:** Joan Miller  
**Sent:** Wednesday, January 04, 2006 9:02 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Michael Herrera; Debbie Reid; Ismael Segovia  
**Subject:** Enclave at Hausman



## CITY OF SAN ANTONIO

P. O. BOX 839966  
 SAN ANTONIO TEXAS 78283-3966

Date: 1/4/06

Subject: Master Development Plan Tree Approval – Enclave at Hausman

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
  - FM 1604 and Hausman Road – existing ROW – will require estimate of number of trees and valuation at platting stage if being bonded
  - New ROW on collector at entrance off Hausman requires streetscape trees on Plan and Profile and estimate on streetscape form.
- 2003 Tree Preservation ordinance – Master Tree Permit, A/P 1145438 approved using Canopy Tree Method. Approval sent under different cover – please include approval A/P for submittals of plats (also require \$75 review fee) and building permit submittal.
  - A Conditional Approval has been issued on this permit. Utilities must be front-loaded or if rear-loaded, individual service must avoid tree save areas or be coordinated with DSD Staff.

1/4/2006



DENHAM-RAMONES ENGINEERING

## TRANSMITTAL

RECEIVED  
SEP 14 PM 3:08  
LAND DEVELOPMENT  
SERVICES DIVISION

TO: Development Services

DATE: 14-Sep-05

FROM: Gary Balbaugh

ATTN: Ernest Brown

PROJECT NUMBER:

PROJECT: The Enclave at Hausman MDP

NO.	ITEM DESCRIPTION
10	Revised MDP's with request for review forms attached
	Received _____ Date _____

<b>COMMENTS:</b>

COPY TO: File

2005 SEP 15 A 10:37

DEV SERVICES

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*

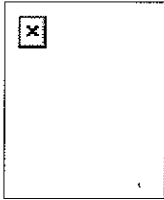
Administrative Assistant II

Trees - No

**Ernest Brown**

---

**From:** Joan Miller  
**Sent:** Friday, July 08, 2005 2:05 PM  
**Cc:** Ernest Brown; Michael Herrera  
**Subject:** Enclave @ Hausman disapvl



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 8 July 2005

Subject: Enclave at Hausman, **Master Development Plan**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

\$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*

7/8/2005

**Administrative Assistant II**

**Parks - Yes/c**  
**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Enclave at Hausman Master Development Plan

**DATE:** September 27, 2005

I recommend approval of the Enclave at Hausman Master Development Plan.

The Enclave at Hausman is a proposed subdivision of 231 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 3.3 acres. A total of 23 acres have been set-aside for Parks or Open Space via a walking trail (.5 miles long = 1 acre of credit) and open space provided in a drainage area (22 acres). The open space provided in the drainage area falls under UDC §35-503(b)(5)(a) which states, *the following areas shall not be considered parkland pursuant to this subsection: Utility easements, drainage easements, or street right-of-ways, unless such areas are usable for public recreational purposes and will not be permanently converted to a street or trench.* Thus, as a condition of approval, the drainage easement is allowed as open space as long as area is kept usable for recreational purposes.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

# Parks - Yes

**Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Tuesday, July 19, 2005 8:38 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Enclave at Hausman MDP

The Enclave is not recommended for approval due to the insufficient amount of park/open space provided as per UDC section 35-503(d)(2) which states that areas within a 100 year floodplain shall not exceed fifty percent of the area counted as Parkland. Thus, only 1.65 acres are accepted, leaving 1.65 acres missing. If there are any questions please feel free to contact me. Thank you.



MDP Enclave at  
lausman Memo.do..

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** The Enclave at Hausman Master Development Plan

**DATE:** July 18, 2005

I do not recommend approval of the The Enclave at Hausman Master Development Plan.

The Enclave at Hausman is a proposed subdivision of 231 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 residential dwelling units. The required acreage for this development is 3.3 acres. The Enclave at Hausman states that 81.54 acres are provided as open space, but the problem is that it falls within a flood plain. As per UDC section 35-503(d)(2) areas within a 100 year floodplain shall not exceed fifty percent (50%) of the area counted as Parkland. This being the case only 1.65 acres can be applied, thus 1.65 acres still missing.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department



## DENHAM-RAMONES ENGINEERING

### TRANSMITTAL

TO: Development Services

DATE: 20-Oct-05

FROM: Gary Balbaugh

ATTN: Trish Wallace

PROJECT NUMBER:

PROJECT: The Enclave at Hausman MDP

NO.	ITEM DESCRIPTION
1	New MDP
1	Request for review form
	Trish,
	<b>This should answer the question about access to the south of this MDP and</b>
	the zoning of the adjacent properties.
	Please let me know if something else is needed.
	(Our surveyors are meeting with the tree people today)
	Gary Received _____ Date _____

2005 OCT 20 PM 3:03  
DEV. SERVICES

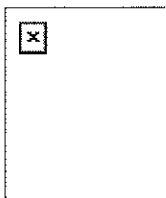
#### COMMENTS:

COPY TO: File

**Patricia Wallace**

---

**From:** Joan Miller  
**Sent:** Tuesday, October 18, 2005 11:08 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Mark C. Bird; Debbie Reid; Michael Herrera; Patricia Wallace  
**Subject:** MDP Tree Review Enclave @ Hausman disapvl



**CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

**Date:** October 18, 2005

**Subject:** Enclave at Hausman, **Master Development Plan (AP 1145438)**

Dear Engineer,

An inspection of the above project to verify the Heritage Tree Survey has been completed and the plan has been put on Hold. The inspection found that most of the heritage live oak trees were larger than indicated on the survey. In addition, additional heritage trees were not included on the plan (this includes Texas Persimmon, Live Oak and Mesquite). A revised heritage tree survey is requested at this time that includes all heritage trees and correct measurements.

If you have any further questions, please call me at (210) 207-8265 or Mark Bird at 207-0278.

Sincerely,

*Joan Miller*  
Administrative Assistant II

10/18/2005

Enclave a  
Hansmu

Waiting for Trees.

Need final MDP review.

↳ Richard Chunks.

⊙ platting admini. exception.

combin

## Ernest Brown

---

**To:** Steven Hanan; 'Gary Balbaugh'  
**Cc:** Michael Herrera; 'Luis Ramones'; Roderick Sanchez  
**Subject:** RE: The Enclave at Hausman MDP

Good afternoon Mr. Hanan,

The following individuals listed below:

Streets - Sam Dent, 207-0113  
Historic - Kay Hindes, 207-7306

As I explained to Mr. Balbaugh in my previous e-mail, the last communication I have on record from Storm Water

-----Original Message-----

**From:** Steven Hanan [mailto:hanans@satx.rr.com]  
**Sent:** Friday, August 19, 2005 2:02 PM  
**To:** Ernest Brown; 'Gary Balbaugh'  
**Cc:** Michael Herrera; 'Luis Ramones'; Roderick Sanchez  
**Subject:** RE: The Enclave at Hausman MDP

Ernest,

Thanks for the update. Can you please provide me with names and email addresses for whoever is reviewing streets and historical?

I would also like to know if you ever received approval from storm water management. On July 25<sup>th</sup> they turned it down and said that detention was required. The engineer had to remind them that they had told him that it was NOT required just a week or two earlier. They then sent the engineer an email on July 27<sup>th</sup> agreeing that detention was not required but I don't think we ever got an approval from them.

My records indicate that this MDP was submitted on July 5<sup>th</sup>, probably late in the afternoon. What does your record indicate?

Thanks and have a GREAT weekend!

Steven E. Hanan

-----Original Message-----

**From:** Ernest Brown [mailto:ernestb@sanantonio.gov]  
**Sent:** Friday, August 19, 2005 1:35 PM  
**To:** Gary Balbaugh  
**Cc:** Michael Herrera; Luis Ramones; Steve Hanan  
**Subject:** RE: The Enclave at Hausman MDP

Good afternoon Gary,

I have not received responses from Streets, and Historic. SAWS has recently submitted their conditional approval 08/19/2005 and TIA 08/16/2005 approval.

I have not received anything from Storm Waters other than their 07/25/2005 Disapproval.

8/19/2005

I hope this helped. If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----

**From:** Gary Balbaugh [mailto:BalbaughG@satx.rr.com]

**Sent:** Tuesday, August 16, 2005 5:35 PM

**To:** Ernest Brown

**Cc:** Michael Herrera; Luis Ramones; Steve Hanan

**Subject:** The Enclave at Hausman MDP

Hello Ernest,

This MDP was submitted on July 7, 2005 and there are agencies that we have not had responses from.

We have not heard from Streets/Drainage, Planning or SAWS aquifer.

We are working with Parks, Arborist and Public Works (bicycles) on their concerns.

The tracking system, which I realize is not totally up to date, states a disapproval from Stormwater and TIA.

Since the time that their disapprovals were entered into the tracking system, TIA has since approved the MDP and Stormwater sent an email retracting the disapproval and they were going to look at it closer.

Have you heard from the three agencies listed above? (Streets, Planning & SAWS)

I know that I am being picky but aren't comments due by August 18th?

We are meeting with the developers on Friday the 19<sup>th</sup> and were hoping to have all of the comments to discuss with them.

If you can get their comments, we would appreciate it very much.

Thank you for your help,  
Gary

8/19/2005

## Patricia Wallace

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**From:** Patricia Wallace  
**Sent:** Sunday, October 16, 2005 1:49 PM  
**To:** 'Gary Balbaugh'  
**Cc:** Michael Herrera  
**Subject:** RE: Enclave at Hausman MDP

I've had an opportunity to speak with Richard. He and Michael Herrera agreed that an administrative exception could be sought at the time of Platting to not extend Western Ridge Road into this development.

However, the projection of the roadway to the south has not been resolved. In addition, please indicate the zoning on the MDP which I believe is R6 to the north and south and C3 to the west.

\*\*\*\*\*

Trish Wallace, AICP  
 City of San Antonio  
 Development Services, MDP Division  
 (210) 207-7207

*emailed  
aerial*

-----Original Message-----

**From:** Patricia Wallace  
**Sent:** Wednesday, October 12, 2005 4:16 PM  
**To:** 'Gary Balbaugh'  
**Cc:** Richard Chamberlin  
**Subject:** RE: Enclave at Hausman MDP

No, but I'll try to get with him tomorrow.

-----Original Message-----

**From:** Gary Balbaugh [mailto:BalbaughG@satx.rr.com]  
**Sent:** Wednesday, October 12, 2005 4:11 PM  
**To:** Patricia Wallace  
**Subject:** RE: Enclave at Hausman MDP

We delivered a new tree aerial to Mark Bird today. Hopefully, that will take care of trees. Have you had a chance to speak to Richard Chamberlin?

-----Original Message-----

**From:** Patricia Wallace [mailto:PWWallace@sanantonio.gov]  
**Sent:** Tuesday, October 11, 2005 5:08 PM  
**To:** Gary Balbaugh  
**Cc:** Mark C. Bird  
**Subject:** RE: Enclave at Hausman MDP

Great. I'll keep an eye out for it.

-----Original Message-----

**From:** Gary Balbaugh [mailto:BalbaughG@satx.rr.com]  
**Sent:** Tuesday, October 11, 2005 5:04 PM  
**To:** Patricia Wallace  
**Subject:** RE: Enclave at Hausman MDP

10/17/2005

Mark Bird has the latest info. We have not yet gotten his approval. It should be within the next few days.

-----Original Message-----

**From:** Patricia Wallace [mailto:PWallace@sanantonio.gov]  
**Sent:** Tuesday, October 11, 2005 5:00 PM  
**To:** Gary Balbaugh  
**Cc:** Joan Miller  
**Subject:** RE: Enclave at Hausman MDP

Hi Gary. I'll look into the road extension issue. The file is also showing that approval is needed from Tree Preservation. Has this issue been resolved also?

\*\*\*\*\*

*Trish Wallace, AICP  
City of San Antonio  
Development Services, MDP Division  
(210) 207-7207*

-----Original Message-----

**From:** Gary Balbaugh [mailto:BalbaughG@satx.rr.com]  
**Sent:** Tuesday, October 11, 2005 4:23 PM  
**To:** Patricia Wallace  
**Subject:** Enclave at Hausman MDP

Hello Trish,

I understand that you are reviewing the MDP's that were formerly assigned to Ernest Brown.

We have a working MDP called The Enclave at Hausman and Ernest had put a hold on it because the neighboring street called Western Ridge was not being extended into the new area. Our engineer, Paul Denham, met with the streets and traffic people and it was determined that in the best interest of this residential neighborhood that the street which is totally industrial should not be extended. Also, this area is in a drainage area and would not function well.

Can you speak to Richard Chamberlin and see if we can resolve this issue? All we lack for approval of this MDP is you and trees.

Thank you and I will be looking forward to hearing from you.

Gary Balbaugh

**Patricia Wallace**

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**From:** Gary Balbaugh [BalbaughG@satx.rr.com]  
**Sent:** Tuesday, October 11, 2005 4:23 PM  
**To:** Patricia Wallace  
**Subject:** Enclave at Hausman MDP

Hello Trish,

I understand that you are reviewing the MDP's that were formerly assigned to Ernest Brown.

We have a working MDP called The Enclave at Hausman and Ernest had put a hold on it because the neighboring street called Western Ridge was not being extended into the new area. Our engineer, Paul Denham, met with the streets and traffic people and it was determined that in the best interest of this residential neighborhood that the street which is totally industrial should not be extended. Also, this area is in a drainage area and would not function well.

Can you speak to Richard Chamberlin and see if we can resolve this issue? All we lack for approval of this MDP is you and trees.

Thank you and I will be looking forward to hearing from you.

Gary Balbaugh

MDP Re

## Ernest Brown

---

**From:** Ernest Brown  
**Sent:** Thursday, September 22, 2005 8:47 AM  
**To:** 'BalbaughG@satx.rr.com'  
**Cc:** Michael Herrera  
**Subject:** Enclave at Hausman MDP

Good morning Gary,

The following are the MDP/MTP review comments.

The MDP/MTP division does not approve the above referenced project for the following reasons:

- Proposed plan need to address UDC Section 35-506(e)(2) Projection of roadway to the south.  
Provide a note on the plan stating that a variance will be submitted for the non-compliance of 35-506(e)(2) continuing a roadway where the abutting subdivision has an existing roadway, Western Ridge, dead ending at the proposed project property line.

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

MDP # 204

## Ernest Brown

---

**From:** Ernest Brown  
**Sent:** Monday, July 25, 2005 3:06 PM  
**To:** 'BalbaughG@satx.rr.com'  
**Cc:** Michael Herrera  
**Subject:** Enclave at Hausman MDP

Good afternoon Gary,

The following are the MDP/MTP review comments.

The MDP/MTP division does not approve the above referenced project for the following reasons:

- Proposed plan need to address UDC Section 35-506(e)(2) Projection of roadway.
- UDC Section 35-B101, annotate flood plain (existing, and proposed).

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Historic - Yes/C

**Ernest Brown**

---

**From:** Kay Hinds  
**Sent:** Friday, August 19, 2005 3:51 PM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'balbaughg@satx.rr.com'  
**Subject:** Enclave at Hausman MDP  
  
**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

SAWS-Y/C

**Ernest Brown**

---

**From:** Karen.Stahn@saws.org

**Sent:** Friday, August 19, 2005 9:32 AM

**To:** Ernest Brown

**Cc:** balbaughg@satx.rr.com

**Subject:** SAWS Review for "Enclave at Hausman MDP" - Approved with conditions - To keep Category 1 Status, development needs to be 70% or less impervious cover.

Attached is the SAWS Aquifer Protection & Evaluation review of the above mentioned project.

Karen Stahn  
Resource Data Coordinator  
Aquifer Protection & Evaluation Section  
San Antonio Water System  
(210) 704-7306

# Stormwater - Yes

**Ernest Brown**

---

**From:** Veronica Barefield  
**Sent:** Wednesday, August 24, 2005 4:31 PM  
**To:** 'hanans@satx.rr.com'; 'balbaughg@satx.rr.com'  
**Cc:** Ernest Brown; Kent Hickingbottom  
**Subject:** FW: Enclave at Hausman MDP

Here is the attachment. Just checking to see if you were reading your emails (smile).

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Veronica Barefield  
**Sent:** Wednesday, August 24, 2005 4:22 PM  
**To:** 'Steven Hanan'; 'balbaughg@satx.rr.com'  
**Cc:** Kent Hickingbottom; Ernest Brown; Michael Herrera; Sam Dent; Richard Carrizales  
**Subject:** RE: Enclave at Hausman MDP

This MDP was approved on August 18, 2005, please see attachment. I must have forgot to send out correspondence. sorry!!

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Steven Hanan [mailto:hanans@satx.rr.com]  
**Sent:** Wednesday, August 24, 2005 4:04 PM  
**To:** Veronica Barefield  
**Cc:** Gary Balbough (Email); Kent Hickingbottom; Luis Ramones (Email)  
**Subject:** FW: Enclave at Hausman MDP

Any word on this???

8/24/2005

Steven E. Hanan

-----Original Message-----

**From:** Steven Hanan [mailto:hanans@satx.rr.com]  
**Sent:** Tuesday, August 23, 2005 3:13 PM  
**To:** Veronica Barefield (VBarefield@sanantonio.gov)  
**Cc:** Gary Balbough (Email); Luis Ramones (Email)  
**Subject:** FW: Enclave at Hausman MDP

Can you please tell me what the status is of your review on this MDP?

Thanks.

Steven E. Hanan

-----Original Message-----

**From:** Veronica Barefield [mailto:VBarefield@sanantonio.gov]  
**Sent:** Tuesday, July 26, 2005 1:57 PM  
**To:** Roy Akiona  
**Subject:** RE: Enclave at Hausman MDP

Sorry for the miscommunication within our group. I will send out another correspondence reflecting the change and continue with review. This is not a mandatory detention area.

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Roy Akiona [mailto:rakiona@sadesigngroup.com]  
**Sent:** Monday, July 25, 2005 5:39 PM  
**To:** Veronica Barefield  
**Subject:** Enclave at Hausman MDP

Hi Veronica,  
I am forwarding you three emails I had with Lyndon back in June that deals with this area. Is this area once again under the mandatory detention?

Thanks.  
Roy

8/24/2005

# City of San Antonio

## Interdepartmental Correspondence Sheet

TO: balbaughg@satx.rr.com

---

FROM: Veronica Barefield

---

COPIES TO: Robert Browning, P.E., Sam Dent, P.E., Richard Carrizales,  
Michael Herrera, Ernest Brown

---

SUBJECT: Enclave at Hausman MDP --- **APPROVED**

Leon Creek Watershed

August 18, 2005

Storm water has reviewed your submittal dated July 11, 2005 and at this time has no further comments, this MDP is APPROVED.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.  
Sr. Engineering Associate



Robert Browning, P.E.  
Storm Water Engineer

**Ernest Brown**

---

**From:** Veronica Barefield  
**Sent:** Wednesday, August 24, 2005 4:22 PM  
**To:** 'Steven Hanan'; 'balbaughg@satx.rr.com'  
**Cc:** Kent Hickingbottom; Ernest Brown; Michael Herrera; Sam Dent; Richard Carrizales  
**Subject:** RE: Enclave at Hausman MDP

This MDP was approved on August 18, 2005, please see attachment. I must have forgot to send out correspondence. sorry!!

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Steven Hanan [mailto:hanans@satx.rr.com]  
**Sent:** Wednesday, August 24, 2005 4:04 PM  
**To:** Veronica Barefield  
**Cc:** Gary Balbough (Email); Kent Hickingbottom; Luis Ramones (Email)  
**Subject:** FW: Enclave at Hausman MDP

Any word on this???

Steven E. Hanan

-----Original Message-----

**From:** Steven Hanan [mailto:hanans@satx.rr.com]  
**Sent:** Tuesday, August 23, 2005 3:13 PM  
**To:** Veronica Barefield (VBarefield@sanantonio.gov)  
**Cc:** Gary Balbough (Email); Luis Ramones (Email)  
**Subject:** FW: Enclave at Hausman MDP

Can you please tell me what the status is of your review on this MDP?

Thanks.

Steven E. Hanan

-----Original Message-----

**From:** Veronica Barefield [mailto:VBarefield@sanantonio.gov]  
**Sent:** Tuesday, July 26, 2005 1:57 PM  
**To:** Roy Akiona  
**Subject:** RE: Enclave at Hausman MDP

Sorry for the miscommunication within our group. I will send out another correspondence reflecting the

8/24/2005

change and continue with review. This is not a mandatory detention area.

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-4341*

-----Original Message-----

**From:** Roy Akiona [mailto:rakiona@sadesigngroup.com]  
**Sent:** Monday, July 25, 2005 5:39 PM  
**To:** Veronica Barefield  
**Subject:** Enclave at Hausman MDP

Hi Veronica,  
I am forwarding you three emails I had with Lyndon back in June that deals with this area. Is this area once again under the mandatory detention?

Thanks.  
Roy

8/24/2005

## Ernest Brown

---

**From:** Veronica Barefield  
**Sent:** Monday, July 25, 2005 4:12 PM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Terrance Jackson; Sam Dent; Richard Carrizales; Ernest Brown  
**Subject:** Enclave at Hausman MDP---Not approved



scan3.PDF

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** balbaughg@satx.rr.com

---

**FROM:** Veronica Barefield

---

**COPIES TO:** Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,  
Michael Herrera, Ernest Brown

---

**SUBJECT:** Enclave at Hausman MDP

Leon Creek Watershed

July 25, 2005

Storm water has reviewed your submittal dated July 11, 2005 and have the following comment(s):

1. This MDP is not APPROVED at this time because this area is in a Mandatory detention area.
2. Please re-submit MDP with proposed detention locations and calculated volumes for storage.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.  
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.  
Storm Water Engineer

# Bicycles - ~~No~~ Yes

**Ernest Brown**

---

**From:** Abigail Kinnison  
**Sent:** Friday, August 26, 2005 1:37 PM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Michael Herrera; Ernest Brown; Christina De La Cruz  
**Subject:** RE: Enclave at Hausman

I recommend approval.

---

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Wednesday, July 27, 2005 9:43 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Michael Herrera; Ernest Brown; Christina De La Cruz  
**Subject:** Enclave at Hausman

Enclave at Hausman

I do NOT recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

8/29/2005

**Ernest Brown**

---

**From:** Abigail Kinnison  
**Sent:** Wednesday, July 27, 2005 9:43 AM  
**To:** 'balbaughg@satx.rr.com'  
**Cc:** Michael Herrera; Ernest Brown; Christina De La Cruz  
**Subject:** Enclave at Hausman

Enclave at Hausman

I do NOT recommend approval.

Comments

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

*Streets - Yes*

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

---

**TO:** Gary Balbaugh  
Denham – Ramones Engineering

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** August 25, 2005

**SUBJECT:** MDP Review Comments  
The Enclave @ Hausman

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

## Ernest Brown

---

**From:** Sam Dent  
**Sent:** Thursday, August 25, 2005 9:11 AM  
**To:** balbaughg@satx.rr.com  
**Cc:** Ernest Brown  
**Subject:** MDP Review Comments - The Enclave @ Hausman

See attached.

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering  
City of San Antonio

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**ENGINEERING – STREETS & DRAINAGE**

**TO:** Gary Balbaugh  
Denham – Ramones Engineering

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** August 25, 2005

**SUBJECT:** MDP Review Comments  
The Enclave @ Hausman

1. Based upon the information provided, the above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

TIA -KSC

**CITY OF SAN ANTONIO**  
**Development Services Department**

Interdepartmental Correspondence Sheet

**TO:** Michael Herrera – Development Services MDP Division  
**FROM:** Development Services TIA Division  
**COPIES TO:** File  
**SUBJECT:** Enclave at Hausman MDP (Level 1 TIA), 2005TIA0851  
**DATE:** August 16, 2005

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Enclave at Hausman MDP Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Enclave at Hausman Development is located on the south side FM 1560 (Hausman Road) west of Loop 1604 in San Antonio. The proposed development consisting of 81 acres is proposed to be developed with 235 single-family residences. The Enclave at Hausman is estimated to generate 181 AM peak hour trips and 240 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Enclave at Hausman Development, MDP, at no cost to the City of San Antonio:

- Construct a westbound left-turn lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, on FM 1560 Hausman Road at the entrance to the residential subdivision.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage,

landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

- **It should be understood that the submitted TIA concurrent with the proposed The Enclave at Hausman MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.

Engineer

Development Services TIA Division

ID 2005TIA0851

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3304114

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 7/7/2005  
DUE DATE 7/07/2005

50-05-5574  
RH OF TEXAS LIMITED PARTNERSHI  
10415 ONE MORADO CIRCLE 100  
AUSTIN, TX 78759

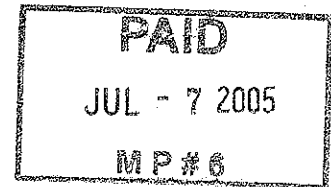
MDP 869  
PHONE: (000) 000-0000

MDP REVIEW FEE  
ENCLAVE AT HAUSMAN

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
7/7/2005	3304114	50-05-5574	7/07/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	07/07/2005		CK. #05028	MDP
END	07/07/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

**RH OF TEXAS LIMITED PARTNERSHIP**  
RYLAND HOMES

06028

V # 6442660

PAYEE DETACH THIS STATEMENT BEFORE DEPOSITING

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
6/21/05		MDP SUBMITTAL / REVIEW ENCLAVE @ HAUSMAN  <i>man# 3304114</i>			\$500.00

**RH OF TEXAS LIMITED PARTNERSHIP**  
RYLAND HOMES

V # 6442660

06030

PAYEE DETACH THIS STATEMENT BEFORE DEPOSITING

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
6/21/05		TREE REVIEW FEE ENCLAVE @ HAUSMAN			\$2,075.00

**RH OF TEXAS LIMITED PARTNERSHIP**  
**RYLAND HOMES**  
**CENTRAL TEXAS DIVISION CONTROLLED DISBURSEMENT**  
10415 ONE MORADO CIRCLE 100 74-2664253  
AUSTIN, TEXAS 78759

Bank of America Controlled Disbursement  
Atlanta, Dekalb County, Georgia

06030

64-1278/611

PAY TWO THOUSAND SEVENTY FIVE DOLLARS

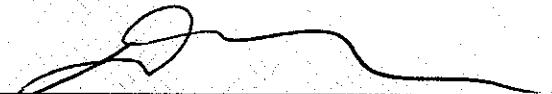
DATE  
6/21/05

AMOUNT  
\$2,075.00

\$

TO  
THE  
ORDER  
OF  
CITY OF SAN ANTONIO

CHECKS NOT VALID OVER \$10,000



⑈006030⑈ ⑆061112788⑆ 329 999 3909⑈

**RH OF TEXAS LIMITED PARTNERSHIP**  
RYLAND HOMES

V # 6442660

06028

PAYEE DETACH THIS STATEMENT BEFORE DEPOSITING

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
6/21/05		MDP SUBMITTAL / REVIEW ENCLAVE @ HAUSMAN			\$500.00

**RH OF TEXAS LIMITED PARTNERSHIP**  
**RYLAND HOMES**

**CENTRAL TEXAS DIVISION CONTROLLED DISBURSEMENT**  
10415 ONE MORADO CIRCLE 100 74-2664253  
AUSTIN, TEXAS 78759

Bank of America Controlled Disbursement  
Atlanta, Dekalb County, Georgia

06028

64-1278/611

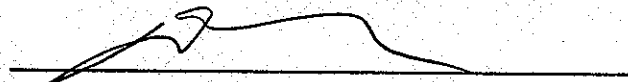
PAY FIVE HUNDRED DOLLARS

DATE  
6/21/05

AMOUNT  
\$500.00

TO  
THE  
ORDER  
OF  
CITY OF SAN ANTONIO

CHECKS NOT VALID OVER \$10,000



⑈006028⑈ ⑆061112788⑆ 329 999 3909⑈

**RH OF TEXAS LIMITED PARTNERSHIP**  
RYLAND HOMES

V # 6442660

06029

PAYEE DETACH THIS STATEMENT BEFORE DEPOSITING

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
6/21/05		PARK REVIEW FEE ENCLAVE @ HAUSMAN			\$190.00

Bank of America Controlled Disbursement  
Atlanta, Dekalb County, Georgia

06029

64-1278/611

**RH OF TEXAS LIMITED PARTNERSHIP**  
**RYLAND HOMES**  
**CENTRAL TEXAS DIVISION CONTROLLED DISBURSEMENT**  
10415 ONE MORADO CIRCLE 100 74-2664253  
AUSTIN, TEXAS 78759

ONE HUNDRED NINETY DOLLARS

PAY

DATE  
6/21/05

AMOUNT  
\$190.00

TO  
THE  
ORDER  
OF  
CITY OF SAN ANTONIO

CHECKS NOT VALID OVER \$10,000

006029 061112788 329 999 3909

**RH OF TEXAS LIMITED PARTNERSHIP**  
RYLAND HOMES

PAYEE DETACH THIS STATEMENT BEFORE DEPOSITING

V # 6442660

06027

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
6/21/05		LEVEL 1 TRAFFIC IMPACT ANALYSIS ENCLAVE @ HAUSMAN			\$300.00

**RH OF TEXAS LIMITED PARTNERSHIP**  
**RYLAND HOMES**  
**CENTRAL TEXAS DIVISION CONTROLLED DISBURSEMENT**  
10415 ONE MORADO CIRCLE 100 74-2664253  
AUSTIN, TEXAS 78759

Bank of America Controlled Disbursement  
Atlanta, Dekalo County, Georgia

06027

84-1278/611

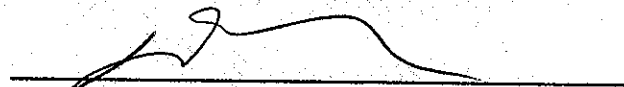
PAY THREE HUNDRED DOLLARS

DATE  
6/21/05

AMOUNT  
\$300.00

TO  
THE  
ORDER  
OF  
CITY OF SAN ANTONIO

CHECKS NOT VALID OVER \$10,000



⑈006027⑈ ⑆061112788⑆ 329 999 3909⑈